

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

10 Springside Cottages, Belmont Road, Bromley Cross, Bolton, BL7 9QU

Welcome to Stockmoor...A unique five-bedroom stone family home, set over 2535.sq.ft. located in a sought after, tranquil location off Belmont Road. The property boasts panoramic views over open countryside, and upon opening your front door you are greeted by Dingle reservoir to the front and Spring reservoir to the side, which are ideal for fantastic walks and fly fishing. This property comprises two reception rooms, dining room, kitchen, utility room, downstairs WC, gym, five well-proportioned bedrooms and two bathrooms. Externally the property benefits from fantastic views, landscaped gardens, a large driveway and a detached stone double garage. This home offers a great opportunity for growing families who wish to enjoy a semi-rural lifestyle while being within close proximity to local amenities, great schools and transport links. Viewing is highly recommended to appreciate this fantastic property!

A Closer Look...

Step into the welcoming entrance porch — the perfect place to kick off your shoes — before continuing into the dining room, an ideal setting for entertaining. This charming space features original wooden ceiling beams, a beautiful stone fireplace and oak flooring throughout, creating a warm and characterful atmosphere. From here, continue into the second reception room, where a stone fireplace and dual-fuel fire creates a cosy and inviting space to relax. The kitchen is fitted with stylish white wall and base units and benefits from two Velux windows fitted with electric blinds, along with sliding patio doors opening onto the rear courtyard. Integrated appliances include a gas range cooker, dishwasher, microwave, extractor hood, stainless steel sink and fridge. There is also ample space for a dining table, either side of the kitchen, for casual dining. With one area currently utilised as a study complete with fitted full-length storage cabinets. The utility room is accessed from the kitchen and provides space for an additional fridge, freezer, washing machine and dryer. This room also benefits from an extra sink, a handy built-in storage cupboard and a convenient downstairs WC, ideal for guests. Retrace your steps to the dining room and continue through to the lounge, you will find a stunning living space centred around a large stone inglenook fireplace with a Clearview log burner and fitted cabinetry — the perfect place to enjoy cosy evenings with family. Just off the lounge is a bright and versatile fitness room, surrounded by windows that allow plenty of natural light to flood in while enjoying peaceful countryside views. This room could easily be adapted for a variety of uses if desired.

Off to Bed...

Upstairs you will discover five well-sized bedrooms and two bathrooms. The first-floor hallway also benefits

from two loft hatches — one fully boarded and one partially boarded — providing useful additional storage space. The master bedroom is positioned to the front of the home and is a spacious room complete with fitted furniture. It also benefits from a newly built sun room with a balcony, perfectly positioned to enjoy the peaceful, far-reaching views over the Pennine Moors. One of the two bathrooms is located at the top of the stairs and is fully tiled in neutral tones. It comprises a vanity basin, WC with enclosed cistern, bath with overhead electric shower, chrome heated towel rail and a useful storage cupboard housing the boiler. Bedrooms two and three are also well-sized doubles positioned to the front of the home, both enjoying the same lovely views. Bedroom four is another well-proportioned double, while bedroom five is currently used as a study/ home office with fitted furniture. The three-piece shower room is located toward the end of the corridor and is fully tiled, comprising a WC with enclosed cistern, vanity basin and a large walk-in shower with overhead and handheld shower heads.

Outside Oasis...

Step outside into the beautifully landscaped garden, featuring mature shrubs and plenty of space for gardening, along with a patio area ideal for outdoor furniture — perfect for enjoying the sunshine with your morning cup of coffee or a gin and tonic in the evening. Surrounded by wildlife and positioned close to Spring and Dingle Reservoirs, the property enjoys truly stunning views and is ideally located for scenic walking routes right on the doorstep. The large driveway provides parking for several vehicles and leads to the double garage, the gardens also benefits from an EV charger and multiple outdoor electrical sockets for added convenience. To the rear, a further patio area offers additional space for seating and relaxing, complete with an attractive outdoor water feature. To the opposite side of the garage you will find your very own greenhouse, ideal for keen gardeners or those wishing to grow their own vegetables and plants.

The Location...

Belmont village is a semi-rural location on the edge of Bolton. It is a highly desirable area and caters for a good variety of buyers from younger growing families to those retiring at the end of a longer career and seeking a rural retreat. Fantastic views and countryside walks surround the property, making this the ideal location for people who love walking/hiking and the village way of life. There are a good selection of pubs, cafes and restaurants close by and Belmont Primary School is a stone's throw away. This property falls within the Turton catchment area for schooling. This exclusive development allows residents to enjoy semi-rural living in a beautiful location, with all of the perks of village amenities. With easy transport links to Bolton, Manchester, Blackburn and Preston this property has a lot to offer for growing families or professional couples who want the best of both worlds!

£750,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Stone Cottage Set In A Sought After, Unique Location
- Panoramic views over open countryside
- No Chain
- Two Reception Rooms
- Dining Room
- Kitchen
- Utility Room / Downstairs WC / Gym
- Five Well-Proportioned Bedrooms
- Two Bathrooms
- Large Driveway / Double Garage / Landscaped Gardens

10 Springside Cottages, Belmont Road, Bromley Cross, Bolton, BL7 9QU

Welcome to Stockmoor... A unique five-bedroom stone family home, set over 2535.sq.ft. located in a sought after, tranquil location off Belmont Road. The property boasts panoramic views over open countryside, and upon opening your front door you are greeted by Dingle reservoir to the front and Spring reservoir to the side, which are ideal for fantastic walks and fly fishing. This property comprises two reception rooms, dining room, kitchen, utility room, downstairs WC, gym, five well-proportioned bedrooms and two bathrooms. Externally the property benefits from fantastic views, landscaped gardens, a large driveway and a detached stone double garage. This home offers a great opportunity for growing families who wish to enjoy a semi-rural lifestyle while being within close proximity to local amenities, great schools and transport links. Viewing is highly recommended to appreciate this fantastic property!

A Closer Look...

Step into the welcoming entrance porch — the perfect place to kick off your shoes — before continuing into the dining room, an ideal setting for entertaining. This charming space features original wooden ceiling beams, a beautiful stone fireplace and oak flooring throughout, creating a warm and characterful atmosphere. From here, continue into the second reception room, where a stone fireplace and dual-fuel fire creates a cosy and inviting space to relax. The kitchen is fitted with stylish white wall and base units and benefits from two Velux windows fitted with electric blinds, along with sliding patio doors opening onto the rear courtyard. Integrated appliances include a gas range cooker, dishwasher, microwave, extractor hood, stainless steel sink and fridge. There is also ample space for a dining table, either side of the kitchen, for casual dining. With one area currently utilised as a study complete with fitted full-length storage cabinets. The utility room is accessed from the kitchen and provides space for an additional fridge, freezer, washing machine and dryer. This room also benefits from an extra sink, a handy built-in storage cupboard and a convenient downstairs WC, ideal for guests. Retrace your steps to the dining room and continue through to the lounge, you will find a stunning living space centred around a large stone inglenook fireplace with a Clearview log burner and fitted cabinetry — the perfect place to enjoy cosy evenings with family. Just off the lounge is a bright and versatile fitness room, surrounded by windows that allow plenty of natural

light to flood in while enjoying peaceful countryside views. This room could easily be adapted for a variety of uses if desired.

Off to Bed...

Upstairs you will discover five well-sized bedrooms and two bathrooms. The first-floor hallway also benefits from two loft hatches — one fully boarded and one partially boarded — providing useful additional storage space. The master bedroom is positioned to the front of the home and is a spacious room complete with fitted furniture. It also benefits from a newly built sun room with a balcony, perfectly positioned to enjoy the peaceful, far-reaching views over the Pennine Moors. One of the two bathrooms is located at the top of the stairs and is fully tiled in neutral tones. It comprises a vanity basin, WC with enclosed cistern, bath with overhead electric shower, chrome heated towel rail and a useful storage cupboard housing the boiler. Bedrooms two and three are also well-sized doubles positioned to the front of the home, both enjoying the same lovely views. Bedroom four is another well-proportioned double, while bedroom five is currently used as a study/ home office with fitted furniture. The three-piece shower room is located toward the end of the corridor and is fully tiled, comprising a WC with enclosed cistern, vanity basin and a large walk-in shower with overhead and handheld shower heads.

Outside Oasis...

Step outside into the beautifully landscaped garden, featuring mature shrubs and plenty of space for gardening, along with a patio area ideal for outdoor furniture — perfect for enjoying the sunshine with your morning cup of coffee or a gin and tonic in the evening. Surrounded by wildlife and positioned close to Spring and Dingle Reservoirs, the property enjoys truly stunning views and is ideally located for scenic walking routes right on the doorstep. The large driveway provides parking for several vehicles and leads to the double garage, the gardens also benefits from an EV charger and multiple outdoor electrical sockets for added convenience. To the rear, a further patio area offers additional space for seating and relaxing, complete with an attractive outdoor water feature. To the opposite side of the garage you will find your very own greenhouse, ideal for keen gardeners or those wishing to grow their own vegetables and plants.

The Location...

Belmont village is a semi-rural location on the edge of Bolton. It is a highly desirable area and caters for a good variety of buyers from younger growing families to those retiring at the end of a longer career and seeking a rural retreat. Fantastic views and countryside walks surround the property, making this the ideal location for people who love walking/hiking and the village way of life. There are a good selection of pubs, cafes and restaurants close by and Belmont Primary School is a stone's throw away. This property falls within the Turton catchment area for schooling. This exclusive development allows residents to enjoy semi-rural living in a beautiful location, with all of the perks of village amenities. With easy transport links to Bolton, Manchester, Blackburn and Preston this property has a lot to offer for growing families or professional couples who want the best of both worlds!

£750,000

Front Elevations



Aerial Photo



Dining Room





Second Reception Room



Dining Area



Kitchen



Kitchen



Utility Room



Lounge





Lounge Feature Photo



Gym



Master Bedroom



Sun Room



Balcony And Views



Three-Piece Bathroom



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five



Three-Piece Shower Room



Rear Courtyard



Gardens



Front Views



Driveway



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property